

INTERLOCAL AGREEMENT
FOR SHARED FUNDING OF

THE JOBS-HOUSING BALANCE ANALYSIS

This Interlocal Agreement for Shared Funding of the Jobs-Housing Balance Analysis (the "Interlocal Agreement") is made and entered into this ____ day, of _____ 2007, by and between the County of Clark (the "County"), the City of North Las Vegas, the City of Henderson, and the City of Las Vegas (together with the County, hereinafter collectively referred to as the "Cities and County").

WITNESSETH:

WHEREAS, the Cities and the County executed an Interlocal Agreement for the formation of the Southern Nevada Regional Planning Coalition (the "SNRPC") dated January 27, 2000, which was formed in recognition of the need for collaboration to address the challenges facing Southern Nevada;

WHEREAS, the SNRPC has approved the formation of the SNRPC Workforce Housing Subcommittee to work with the participating entities to develop affordable and attainable housing in Southern Nevada (hereinafter referred to as (the "Subcommittee");

WHEREAS, the Subcommittee recommended that a management study committee assist the City of North Las Vegas with the following: (i) developing an interlocal agreement to fund a Jobs-Housing Balance Analysis that would provide for the equal sharing of the cost among the Cities and the County; (ii) preparing the prerequisite Request for Proposal for consultant services; (iii) evaluating the submitted responses; (iv) recommending the consultant selection; and (v) advising in the execution of the study that will consider the following: (x) where job growth is occurring, (y) whether or not sufficient workforce housing is being developed to accommodate the workers, and (z) providing workable strategies to promote regional jobs-housing balance within the Cities and the County, and throughout the Southern Nevada region; and

WHEREAS, the parties to this Interlocal Agreement are political subdivisions of this State of Nevada and are authorized to enter into an agreement for the activities contemplated by the Subcommittee in accordance with NRS 277.180, which provides that two or more political agencies of the State of Nevada may enter into interlocal agreements for the performance of any governmental service, activity or undertaking which any of the public subdivisions are authorized by law to perform.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Interlocal Agreement and for other good and valuable consideration, the receipt and sufficiency the parties hereby acknowledge, all of the parties have mutually agreed upon the following:

SECTION I: JOBS-HOUSING BALANCE ANALYSIS

1.1 The Cities and County recognize the continuing and immediate need to provide housing opportunities and services that are accessible, safe, affordable and livable for individuals and families working in Southern Nevada, and agree to equally commit funds to complete a Jobs-Housing Balance Analysis (the "Balance Analysis").

1.2 The Cities and the County acknowledge that the Balance Analysis is necessary to provide workable strategies to promote regional jobs-housing balance within the Cities and the County, and throughout the Southern Nevada region.

1.3 The Cities and the County agree that the Balance Analysis will study the issues as suggested by the Subcommittee, including, without limitation: (i) the analysis of housing, employment and transportation data, by jurisdiction; (ii) the identification of jobs-housing imbalances and any implications of those jobs-housing imbalances; and (iii) the determination of an appropriate jobs-housing standard and target range for Southern Nevada.

1.4 The Cities and the County agree that the initial project specifications and scope of work for the Balance Analysis is found in the attached Exhibit "A", the terms of which are hereby incorporated by reference.

SECTION II: REQUEST FOR PROPOSAL AND SELECTION OF FIRM TO COMPLETE THE JOBS-HOUSING BALANCE ANALYSIS

2.1 The Cities and the County acknowledge that SNRPS appointed the City of North Las Vegas as the lead agency for the management of the Balance Analysis and that in the event of a dispute, the City of North Las Vegas shall make the final determination, in its reasonable discretion.

2.2 In accordance with its duties as the lead agency for the Subcommittee, the City of North Las Vegas prepared and advertised a Request for Proposal for the Jobs-Housing Balance Analysis on March 5, 2007. The City of North Las Vegas forwarded all of the proposals to the Cities and the County for review and analysis.

2.3 After reviewing each of the proposals, the Cities and the County desire to award a contract to Restrepo Consulting Group, as the prime consultant, the Theodore Roosevelt Institute as a subconsultant, and Strategic Solutions, as a subconsultant (collectively referred to as the "Consultant Team") effective as of May 2, 2007 for the aggregate amount of Ninety-Five Thousand Dollars (\$95,000) on such terms and conditions as approved by the City of North Las Vegas.

SECTION III: COMPENSATION AND TERMS OF PAYMENT

3.1 The cost of the Balance Analysis will be equally shared among the Cities and the County. The Cities and the County agree to reimburse the City of North Las Vegas for their share of costs and expenses related to the Balance Analysis.

3.2 According to the terms of its agreement with the City of North Las Vegas, the Consultant Team shall prepare a detailed written invoice each month indicating the services completed during the previous 30-day invoice period. The City of North Las Vegas will verify that each invoice is complete and correct.

3.3 The City of North Las Vegas will submit a monthly written invoice to each of the Cities and the County for its *pro rata* share of the costs expenses each month along with a copy of the Consultant Team's invoice. The Cities and County will remit payment to the City of North Las Vegas within thirty (30) days of its receipt of the monthly invoice, to be remitted to the City of North Las Vegas, Finance Department, 2200 Civic Center Drive, North Las Vegas, Nevada 89030.

SECTION IV: MISCELLANEOUS PROVISIONS

4.1 The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Agreement, without regard to conflicts of law.

4.2 All parties shall preserve the confidentiality, to the extent allowable by law, of any information obtained, assembled or prepared in connection with the performance of this Interlocal Agreement.

4.3 Amendments to this Interlocal Agreement may be made only upon mutual consent in writing by all of the parties. No amendments or modifications of this Interlocal Agreement shall be deemed effective, unless or until, it is executed in writing by all the parties hereto, with the same formality attending execution of this Interlocal Agreement.

4.4 This Interlocal Agreement is entered into for the exclusive benefits of the undersigned parties and is not intended to benefit any individual or entity not expressly named a party hereto.

4.5 The headings of articles and sections contained in this Interlocal Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Interlocal Agreement.

4.6 The failure to enforce or the delay in enforcement of any provision of this Interlocal Agreement by a party hereto or the failure of a party to exercise any right hereunder shall in no way be construed to be a waiver of such provision or right (or of any other provision or right) unless such party expressly waives such provision or right in writing.

4.7 This executed Interlocal Agreement contains the entire agreement among the Cities and County relating to rights granted and obligations assumed by the parties hereto. Any prior agreements, contracts, promises, negotiations, or representations, either oral or written, relating to the subject matter of this Interlocal Agreement not expressly set forth in this Interlocal Agreement are of no force or effect.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed by their duly authorized representatives on the day and year first written above.

Attest:

City of North Las Vegas, Nevada

By: _____
Karen L. Storms, CMC, City Clerk

By: _____
Michael L. Montandon, Mayor

Approved as to form:
Carie A. Torrence, City Attorney

By: Bethany Rudd Sanchez, Deputy City Attorney

Attest:

Board of County Commissioners
Clark County, Nevada

By: _____
County Clerk

By: _____
Rory Reid, Chairman

Approved as to form:

By: _____

Attest:

City of Henderson, Nevada

By: _____
Monica M. Simmons, City Clerk

By: _____
James B. Gibson, Mayor

Approved as to form:
Shauna Hughes, City Attorney

By: _____

Attest:

City of Las Vegas, Nevada

By: _____
Beverly K. Bridges, Acting City Clerk

By: _____
Oscar B. Goodman, Mayor

Approved as to form:
Bradford Jerbic, City Attorney

By: Thomas R. Green
~~Teresita L. Ponticello, Deputy City Attorney~~
Thomas R. Green

EXHIBIT "A"

SCOPE OF WORK

PURPOSE

The purpose of the Southern Nevada Jobs-Housing Balance Analysis is to provide an analysis of Southern Nevada's current regional jobs-housing balance and projected jobs-housing balance to 2015. Additionally, the objective is to examine the related jobs-housing balance issues as well as provide workable strategies to promote regional jobs-housing balance within each jurisdiction and the Southern Nevada region.

The Scope of Services required for the Study include, but are not be limited to, the following:

1. JOBS-HOUSING MEASUREMENT

Determine the appropriate jobs-housing measurement and provide the rational for the measurement selected.

2. DATA COLLECTION AND ANALYSIS

Housing, employment, and transportation data are to be collected for each jurisdiction in Southern Nevada and reported to each jurisdiction.

Housing data to be included:

- Housing stock by type, tenure, and price range which includes affordable home price ranges (map price ranges for each jurisdiction);
- Projected housing stock growth by type, tenure and price range which includes affordable home price ranges, 2005 – 2015;
- Public housing information to include:
 - Number of public housing units by type (i.e., senior, multi-family, 811, 202);
 - Number and location of Section 8 vouchers;
- Public investment (in dollars) in low-income housing (i.e., senior, multi-family, bonds, LIHTC, tax increment financing, 811, 202, etc.);
- Availability of BLM parcels and associated costs;
- Ratio of investor owned to owner occupied residences by housing type.

Employment data to be included:

- ⌘ Employment estimations and projections for 2005 – 2015 by income and industry sector indicating the percentage of the total for each sector. Also map income ranges and total jobs by census tract;
- ⌘ Identify and map employment regions and provide number of industry sector jobs; provide industry sector projections to 2015;
- ⌘ Identify salary range categories for each employment region and provide salary range projections to 2015;
- ⌘ Identify employee assisted housing within industry clusters and employment regions;

- ✂ Survey the top 10% of employers that employ the greatest number of employees to determine workforce-housing needs.

Transportation data to be included:

- _ Vehicle miles traveled associated with travel to work, 2005 - 2015;
- _ Vehicle hours traveled associated with travel to work, 2005 - 2015;
- _ Vehicle trips associated with travel to work, 2005 - 2015.

Analysis is to include:

- _ Geographic (jurisdictional) location of jobs-housing imbalances to include these four types:

<u>Imbalance</u>	<u>Jobs</u>	<u>Housing Units</u>
1.	Lots of low wage jobs	Not enough affordable housing
2.	Lots of high-wage jobs	Not enough high-end housing
3.	Not enough corresponding employment	Too much low end housing
4.	Not enough corresponding employment	Too much high-end housing

- _ Implications of any jobs-housing imbalances;
- _ Identification of issues resulting from the jurisdictional and regional imbalances;
- _ Determine the impact of jobs-housing balance on affordable housing;
- _ Determine an appropriate jobs-housing standard and target range for Southern Nevada;
- _ Determine the amount of land necessary to house the projected future population;
- _ Comparison of current employment to residential land use patterns versus the land use patterns of vacant land that is planned for employment to residential land uses;
- _ Evaluate the land-use, housing and economic development plans for each jurisdiction to determine if they promote or hinder jobs-housing balance;
- _ Survey the relationship between jobs-housing balance, vehicle trips, VHT, and VMT in Southern Nevada;
- _ Determine the costs related to commute times including public transportation commute times;
- _ Analyze costs of providing transportation from and to exurbs such as Pahrump, Mesquite, and Coyote Springs;
- _ Explore potential benefits to jobs-housing balance;
- _ Compare projected housing price ranges (note affordable range) to future salary ranges by employment sector.

1. STRATEGIES

Important to this study are strategies and mechanisms that each jurisdiction, and the entire Southern Nevada region, can consider to achieve a jobs-housing balance.

Strategy areas to consider are:

- _ Regional and jurisdictional strategies for the housing, employment, and transportation sides of the issue;
- _ Strategies to promote Inter-jurisdictional communication and collaboration on jobs-housing balance;
- _ Integration of regional thinking into job creation and economic development;
- _ Provision of housing for specific price points that relate to targeted industry clusters identified in the Southern Nevada Regional Economic Study;
- _ Public education and involvement;
- _ Implementation tactics for recommended strategies.

Project Deliverables

1. Provide 50 copies of the draft Southern Nevada Jobs-Housing Balance Study.
2. Present the draft Southern Nevada Jobs-Housing Balance Study to the SNRPC technical subcommittee and planning directors subcommittee.
3. Present the findings of the final Southern Nevada Jobs-Housing Balance Study to the North Las Vegas City Council.
4. Present the final Southern Nevada Jobs-Housing Study to the SNRPC Board.
5. Provide 100 copies of the final Southern Nevada Jobs-Housing Balance Study.